

Mohawk Towne & Country - Detail Sheet

Status: **Active**
 Address: **298 Old Sprakers Rd,**
 City/Town: **Sprakers**
 County: **Montgomery**
 School District: **Canajoharie**

Closing Date:
 Village:
 Locale:
 Projected School:

List Price: **\$ 149,900.00**
 Orig price: **\$ 149,900.00**
 Sold Price:
 Map: **x**
 Sytle: **old style**
 Model: **Cottage**

Room	B	1	2	3	FRP
Living Rm:		1			
Dining Rm:		1			
Kitchen:		1			
Family Rm:		1			
Bedroom:			3		
Full Bath:		1			
Partial Bath:					
Kitchen Type:	Eat in				

Basement: **Full concrete** Roof: **Asphalt Shingle**
 Attic: **Full walk up** Exterior:
 Laundry: **Basement** Off St Parking: **yes**
 Garage: **none** Condition: **Very good**
 Amenities: **lots of closets, walk up attic**
 walk out basement,
 Freshly painted in & out.

Home Age: **1930's**
 Handicap:
 Above GR SqFt: **1,336 sq. ft.**

Interior Features: **Original pine woodwork,**
 hardwood floors, original
 cupbords in Kitchen.
 Enclosed & heated sunroom
 Exterior Features: **gardens, stone arch (old barn)**
 front & side porches.
 Appliances: **Kitchen range, refrigerator**
 washer & dryer (new)
 Features: **good supply of water**
 Lot: **level to sloped**
 Description: **mostly wooded with many springs**
 back stone wall behind house

Survry: **u/k**
 Acres: **24.2**
 Wooded: **for amt see map**
 Tillable:
 Wet Lands:
 Soils: **see map**
 Barns:
 Outbldgs: **storage shed**
 Other:



Utilities:

Heat System: **Hot Water radiators**
 Heat Fuel: **Oil**
 Fuel Cost:
 Cooling:
 Water: **Drilled Well**
 Sewer/Septic: **newer (1000 gal?)**

Annual Taxes:

General:
 School:
 Village:
 Total:
 Spec Assess:
 SBL #: **79.-2-13**

Offering Terms:

Cash Only: **x**
 Bank Terms:
 Owner Terms: **none**
 Deposit: **\$5,000**

Remarks: **Lovely 3 bedroom home in a private setting overlooking the river, near the bike path, on quiet back road. Most originals wood features, Inad hold lots of Springs, owners said never runs out of water. Electric, septic, furnace, & roof are under 5 years old, home has just been painted in & out.**

Directions: **Route 5S out of Canajoharie towards Sprakers, just after NYS Thruway, turn right on Cunningham Rd, then immediate left on Old Sprakers Rd, home about 1/2 mile on the right, okke for sign.**